

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ **	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No
 Does this item include the use of federal funds? Yes No **X**

Budget Acct No.: Fund ____ Dept. ____ Unit ____ Rev Src ____

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. The abandonment site is not subject to a privilege fee.

C. Departmental Fiscal Review: Aliukovalamen

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

<p><i>Robert Kewer</i> 10/9/19 KP 10/9 ASD 10/9 OFMB 10/9</p>	<p><i>Shayla...</i> Contract Dev. and Control 10/16/19 To</p>
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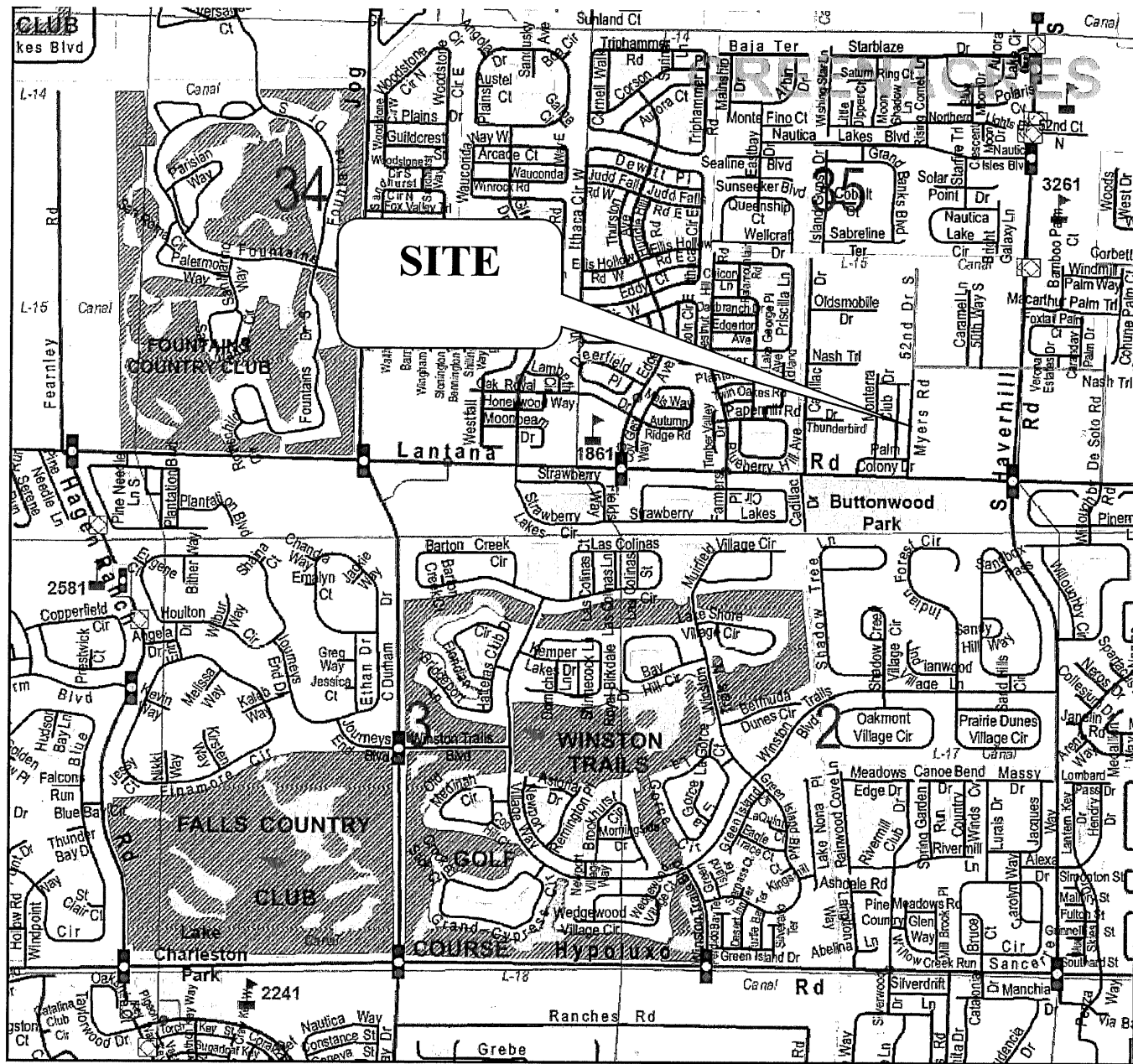
B. Approved as to Form and Legal Sufficiency:

 M. Heman 10/19/19
 Assistant County Attorney

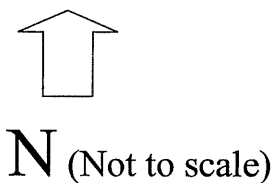
C. Other Department Review:

 Department Director

This summary is not to be used as a basis for payment.



LOCATION SKETCH



A 1,273-FOOT LONG PORTION OF THE RIGHT-OF-WAY OF MYERS ROAD, ALSO KNOWN AS 52ND DRIVE SOUTH, VARIABLE IN WIDTH, DEDICATED IN DEED BOOK 1088, PAGE 518 AND ALL OF TRACT "E" COLONY AT LAKE WORTH PUD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THROUGH 72, PUBLIC RECORDS OF PALM BEACH COUNTY

RESOLUTION NO. R-2019-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, RESERVING ONE UTILITY EASEMENT FOR THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT OVER A 1,273-FOOT LONG PORTION OF THE RIGHT-OF-WAY OF MYERS ROAD, ALSO KNOWN AS 52ND DRIVE SOUTH, VARIABLE IN WIDTH, DEDICATED IN DEED BOOK 1088, PAGE 518; AND ALL OF TRACT "E", COLONY AT LAKE WORTH PUD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THROUGH 72, PUBLIC RECORDS OF PALM BEACH COUNTY (ABANDONMENT SITE) AND ABANDONING ANY PUBLIC INTEREST IN THE ABANDONMENT SITE.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 336.09 Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance No. 2002-034, known as the County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of American German Club, Incorporated, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on October 22, 2019, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in a 1,273-foot long portion of the right-of-way (ROW) of Myers Road, also known as 52nd Drive South, variable in width, dedicated in Deed Book 1088, Page 518; and all of Tract "E", Colony at Lake Worth PUD, according to the plat thereof as recorded in Plat Book 113, Pages 69 through 72 (Abandonment Site), as shown in **Exhibit A**; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on October 6, 2019; and

WHEREAS, the BCC has the authority to reserve and declare a utility easement for ingress and egress, construction, operation and maintenance of water and wastewater utilities upon, over and under all of the Abandonment Site, as shown in **Exhibit B**; and

RESOLUTION NO. R-2019-_____

WHEREAS, this petition complies with the terms and conditions of the abandonment process as set forth in the Ordinance; and

WHEREAS, the BCC held said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The BCC hereby reserves and declares a non-exclusive perpetual utility easement in, over, across, on, under and through the entire area as described in **Exhibit B**, for the purpose of permitting the Palm Beach County Water Utilities Department to construct, maintain, replace and operate its facilities within the Abandonment Site. The utility easement created, hereby, shall constitute an easement running with the land and shall encumber and burden the Abandonment Site. The utility easement shall not be extinguished by operation of law, including without limitation, the doctrines of merger or unity of title and shall inure to the benefit of the Palm Beach County Water Utilities Department for water and wastewater utilities.
3. The 1,273-foot long portion of the ROW of Myers Road, also known as 52nd Drive South, variable in width, dedicated in Deed Book 1088, Page 518; and all of Tract "E", Colony at Lake Worth PUD, according to the plat thereof as recorded in Plat Book 113, Pages 69 through 72, is hereby abandoned and closed and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the ROW, more fully described in the legal description and sketch as shown in **Exhibit A** attached hereto and made a part hereof.

RESOLUTION NO. R-2019-_____

4. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10 Florida Statutes and the Ordinance.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

Commissioner Mack Bernard, Mayor

Commissioner Dave M. Kerner, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Gregg K. Weiss

Commissioner Robert S. Weinroth

Commissioner Mary Lou Berger

Commissioner Melissa McKinlay

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2019.

**PALM BEACH COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS**

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**


BY:  _____
Yelizaveta B. Herman,
Assistant County Attorney

EXHIBIT A

DESCRIPTION:

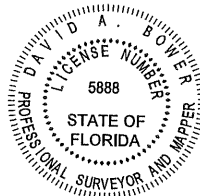
A VARIABLE WIDTH STRIP OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND BEING A PORTION OF MYERS ROAD (AKA 52ND DRIVE SOUTH) RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF TRACT "E" COLONY AT LAKE WORTH P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THRU 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "E"; THENCE SOUTH 88°50'46" EAST ALONG THE NORTH LINE OF SAID TRACT "E" AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 75.40 FEET TO A POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF MYERS ROAD (AKA 52ND DRIVE SOUTH) AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°02'52" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,273.55 FEET; THENCE NORTH 88°26'29" WEST, A DISTANCE OF 50.00 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MYERS ROAD (AKA 52ND DRIVE SOUTH) AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°02'52" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,247.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE NORTH 43°23'57" WEST ALONG THE WEST LINE OF SAID TRACT "E", A DISTANCE OF 35.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.47 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

David A Bower
 Digitally signed
 by David A Bower
 Date: 2019.07.09
 13:53:28 -04'00'



**MYERS ROAD ABANDONMENT
 (AKA 52ND DRIVE SOUTH)**

DAVID A. BOWER
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. LS 5888

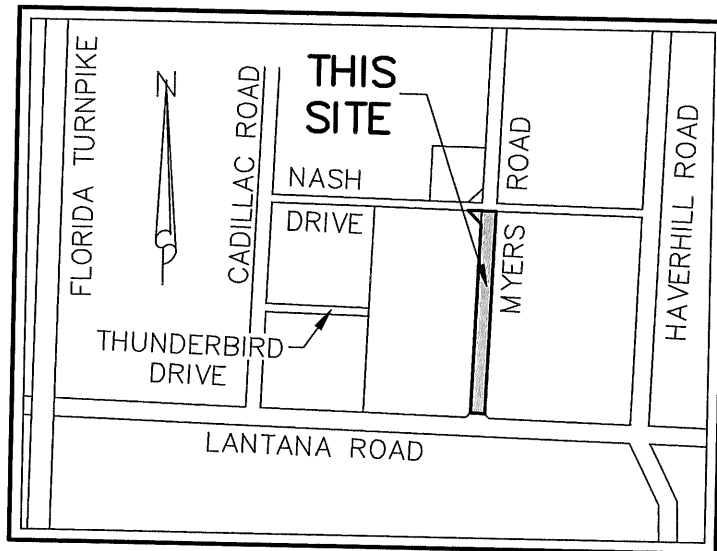
NO.	DATE	REVISIONS	BY
2	07/01/19	ADDRESS P.B.C. COMMENTS	DB
1	05/20/19	ADDRESS P.B.C. COMMENTS	MT

Dennis J. Leavy & Associates, Inc.
 Land Surveyors * Mappers
 460 Business Park Way * Suite B
 Royal Palm Beach, Florida 33411
 Phone: 561 753-0650 Fax: 561 753-0290

**BOUNDARY SURVEY
 For: THE AMERICAN GERMAN CLUB**

DRAWN: MT	SCALE: N/A	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 1 OF 9

EXHIBIT A



LOCATION MAP
NOT TO SCALE

LEGEND:

- | | |
|---|-------------------------------|
| BFP = BACK FLOW PREVENTER | = BOLLARD |
| CMP = CORRUGATED METAL PIPE | = CATCH BASIN |
| CONC = CONCRETE | = CONC POWER POLE |
| D = AS DESCRIBED | = CATCH POWER POLE WITH LIGHT |
| D.B. = DEED BOOK | = ELECTRIC BOX/METER |
| EP = EDGE OF PAVEMENT | = FOUND/SET CORNER |
| HDPE = HIGH DENSITY POLYETHYLENE | = GROUND LIGHT |
| LB = LICENSED BUSINESS | = HYDRANT |
| LSA = LANDSCAPED AREA | = MAILBOX |
| M = MEASURED | = METAL LIGHT POLE |
| OHW = OVERHEAD WIRE | = MORE OR LESS |
| P.B. = PLAT BOOK | = POWER POLE ANCHOR |
| P.B.C.R. = PALM BEACH COUNTY RECORDS | = SANITARY MANHOLE |
| P.O.B. = POINT OF BEGINNING | = SANITARY VALVE |
| PGS. = PAGES | = SIGN |
| PVC = POLYVINYL CHLORIDE | = WATER METER |
| R/W = RIGHT-OF-WAY | = WATER VALVE |
| RPZ = REDUCED PRESSURE ZONE DEVICE | = WOOD POWER POLE |
| (P) = PER THE PLAT OF COLONY RESERVE AT LAKE WORTH (P.B. 119, PGS. 66-71, P.B.C.R.) | = WOOD POWER POLE WITH LIGHT |

MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: N/A	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 2 OF 9

EXHIBIT A

SURVEYOR'S NOTES:

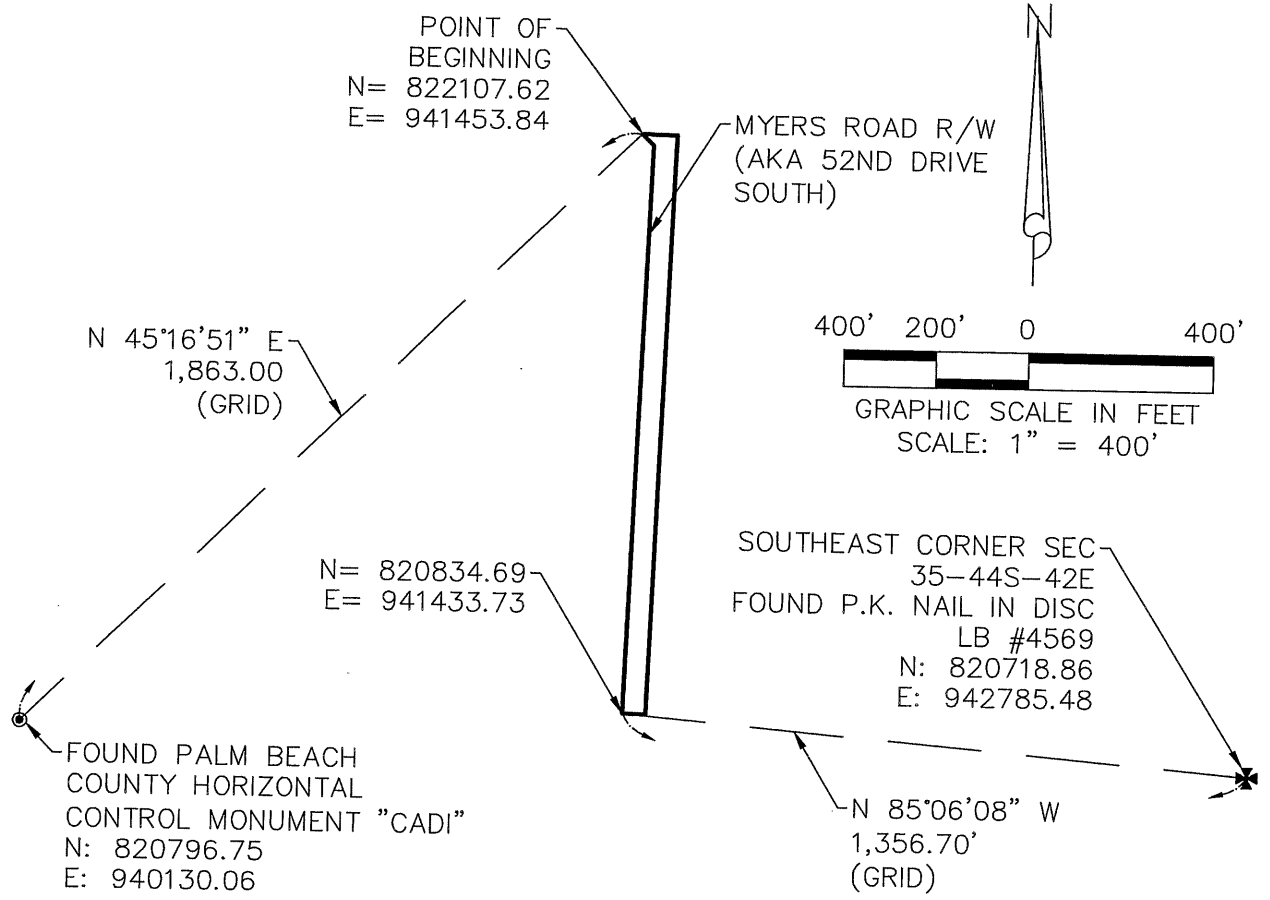
1. THIS SURVEY HAS BEEN PREPARED IN THE OFFICE OF DENNIS J. LEAVY & ASSOCIATES, INC. LOCATED AT: 460 BUSINESS PARK WAY, SUITE B, ROYAL PALM BEACH, FLORIDA WHOSE CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6599 AND CERTIFYING SURVEYOR'S (DAVID A. BOWER) LICENSE NUMBER IS LS 5888.
2. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE WEST LINE OF MYERS ROAD (AKA 52ND DRIVE SOUTH) AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE HAVING A GRID BEARING OF SOUTH 02°02'52" WEST AS DEPICTED ON THE PLAT OF COLONY RESERVE AT LAKE WORTH AS RECORDED IN PLAT BOOK 119, PAGES 66 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARINGS DEPICTED HEREON ARE GRID AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR – EAST ZONE.
3. THIS SURVEY LIES IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
4. THE DESCRIPTION SHOWN HEREON HAS BEEN AUTHORED IN THE OFFICES OF DENNIS J. LEAVY & ASSOCIATES, INC.
5. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF DENNIS J. LEAVY & ASSOCIATES, INC.
6. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
7. UNDERGROUND APPARENT USE AND/OR IMPROVEMENTS, IF ANY, HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
8. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
9. DATE OF FIELD SURVEY: FEBRUARY 23, 2019, AS RECORDED IN FIELD BOOK 460, PAGES 64 AND 65.
10. THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES OR HAZARDOUS WASTE CONCERNS, SHOULD ANY OF THE FOREGOING EXIST.
11. ALL OF THOSE CERTAIN SURVEY RELATED ITEMS AS MENTIONED IN THE OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY GRANT W. KEHRES, P.A., DATED: JANUARY 31, 2019 HAVE BEEN SHOWN HEREON EITHER GRAPHICALLY OR BY NOTE. PER SAID OWNERSHIP AND ENCUMBRANCE REPORT "THE PROPERTY IS OWNED BY PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THAT IT IS UNENCUMBERED."
12. BASED UPON REVIEWING THE OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY GRANT W. KEHRES, P.A., DATED: JANUARY 31, 2019 NO UNDERLYING EASEMENTS EXIST WITHIN THE RIGHT-OF-WAY TO BE ABANDONED.

MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

BOUNDARY SURVEY For: THE AMERICAN GERMAN CLUB		
DRAWN: MT	SCALE: N/A	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 3 OF 9

SURVEY CONTROL SHEET



COORDINATE TRANSLATION DATA

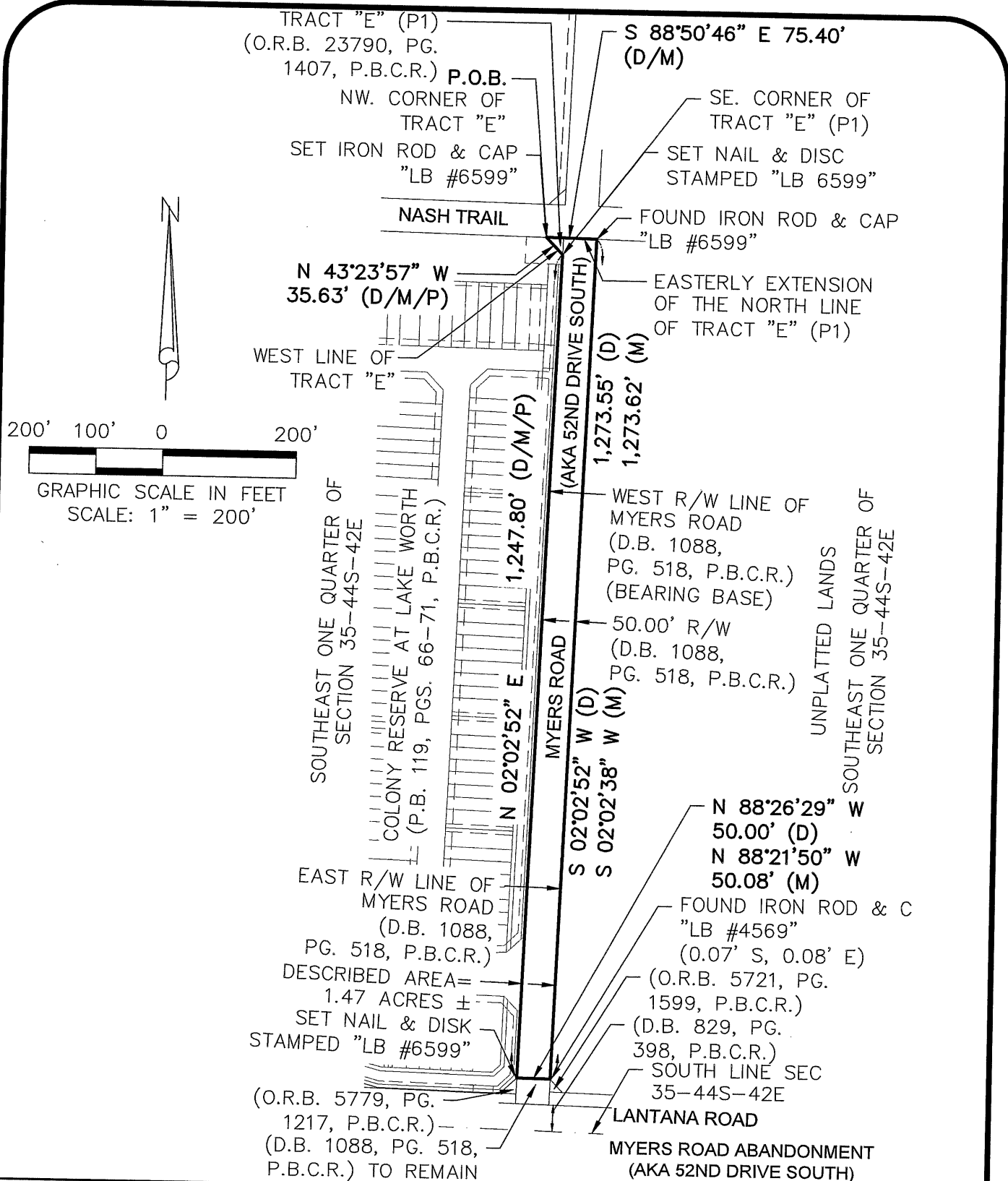
- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.0000344

MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

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BOUNDARY SURVEY For: THE AMERICAN GERMAN CLUB		
DRAWN: MT	SCALE: 1"=300'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 4 OF 9

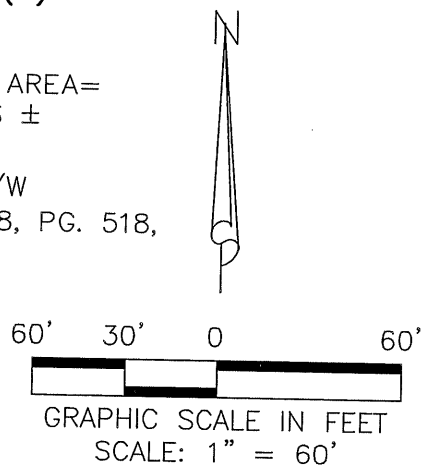
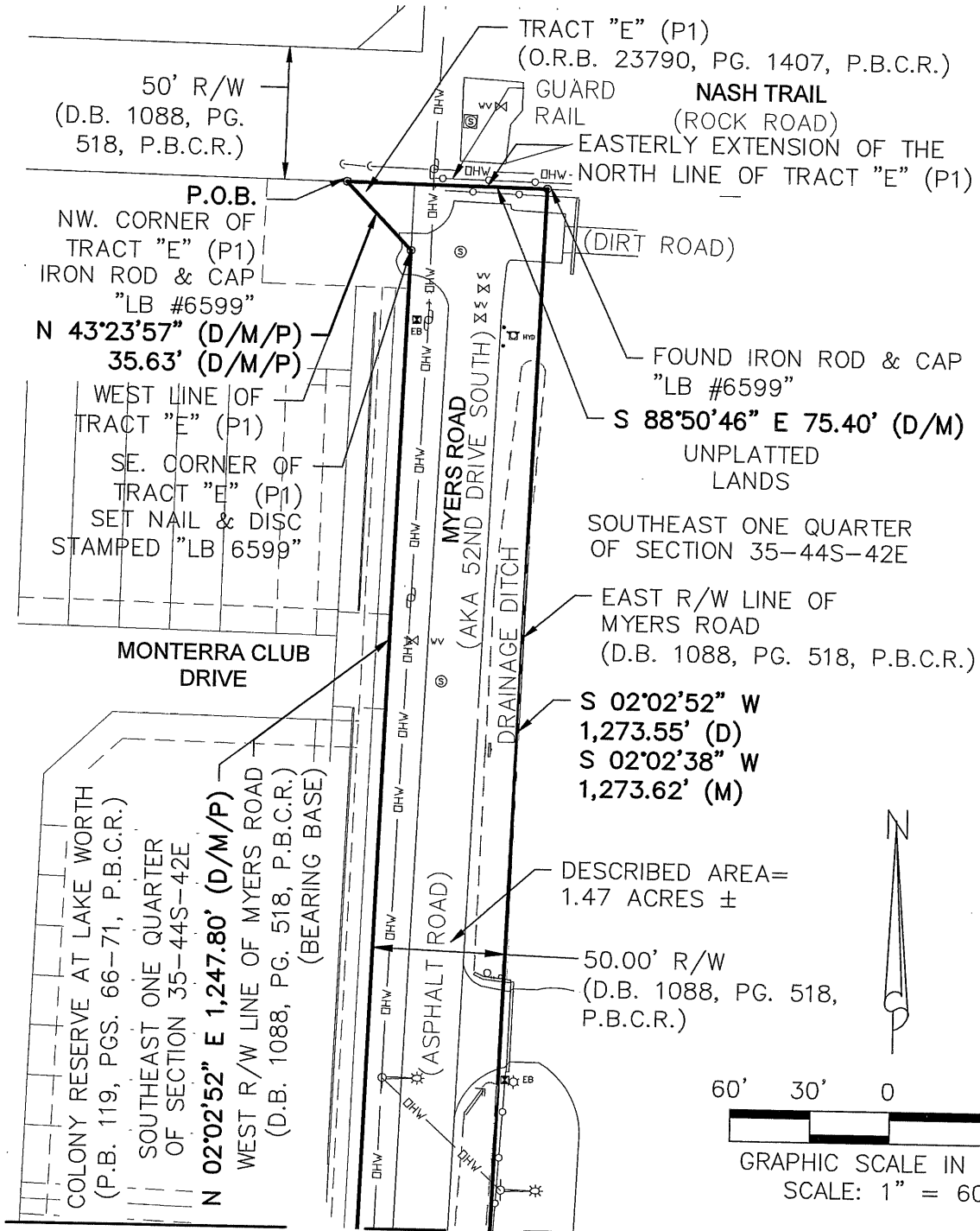
EXHIBIT A



Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
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BOUNDARY SURVEY For: THE AMERICAN GERMAN CLUB		
DRAWN: MT	SCALE: 1"=200'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 5 OF 9

EXHIBIT A



MATCHLINE
SEE SHEET 7 OF 9 MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

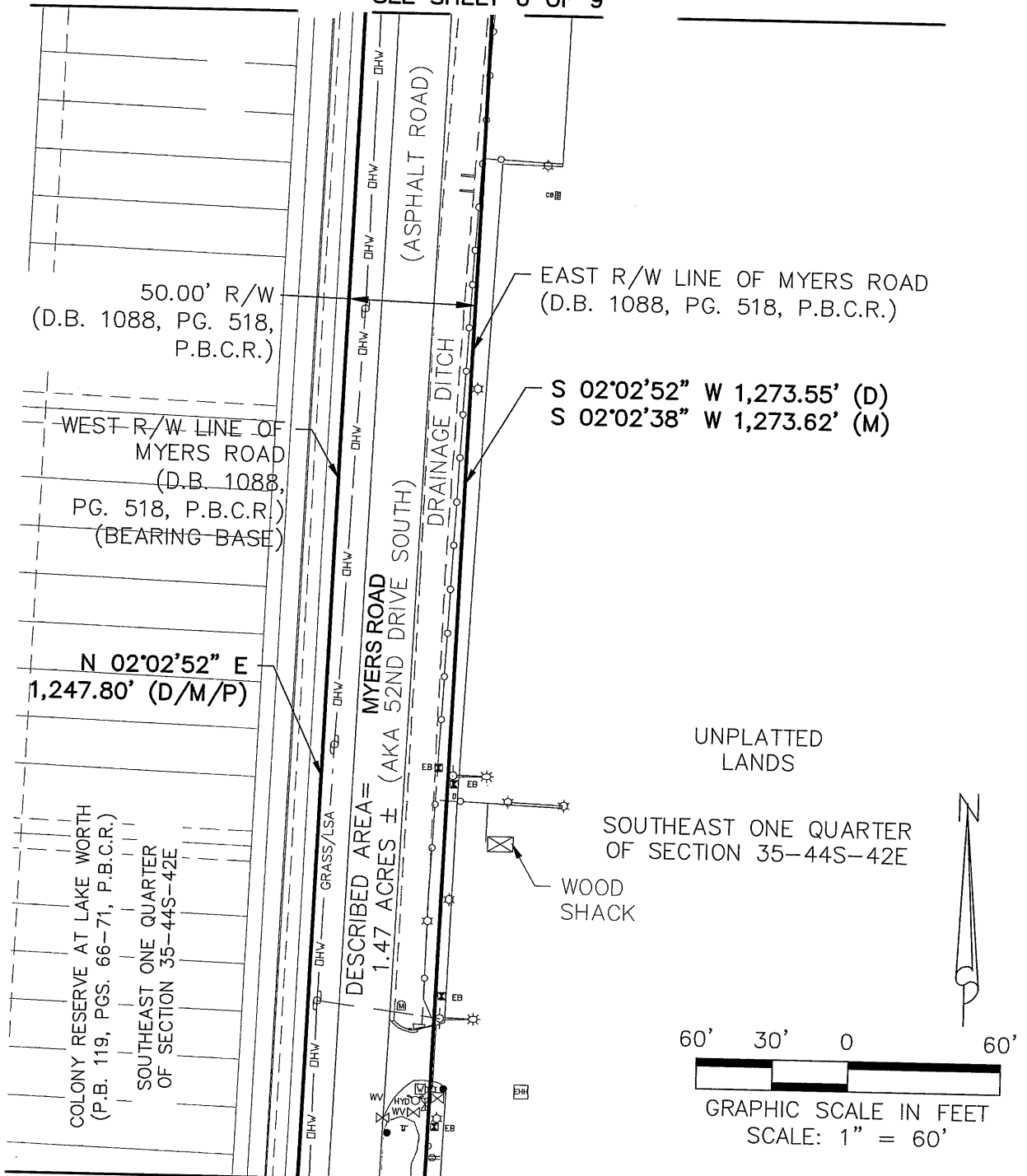
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Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=60'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 6 OF 9

EXHIBIT A

MATCHLINE
SEE SHEET 6 OF 9



MATCHLINE
SEE SHEET 8 OF 9

MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

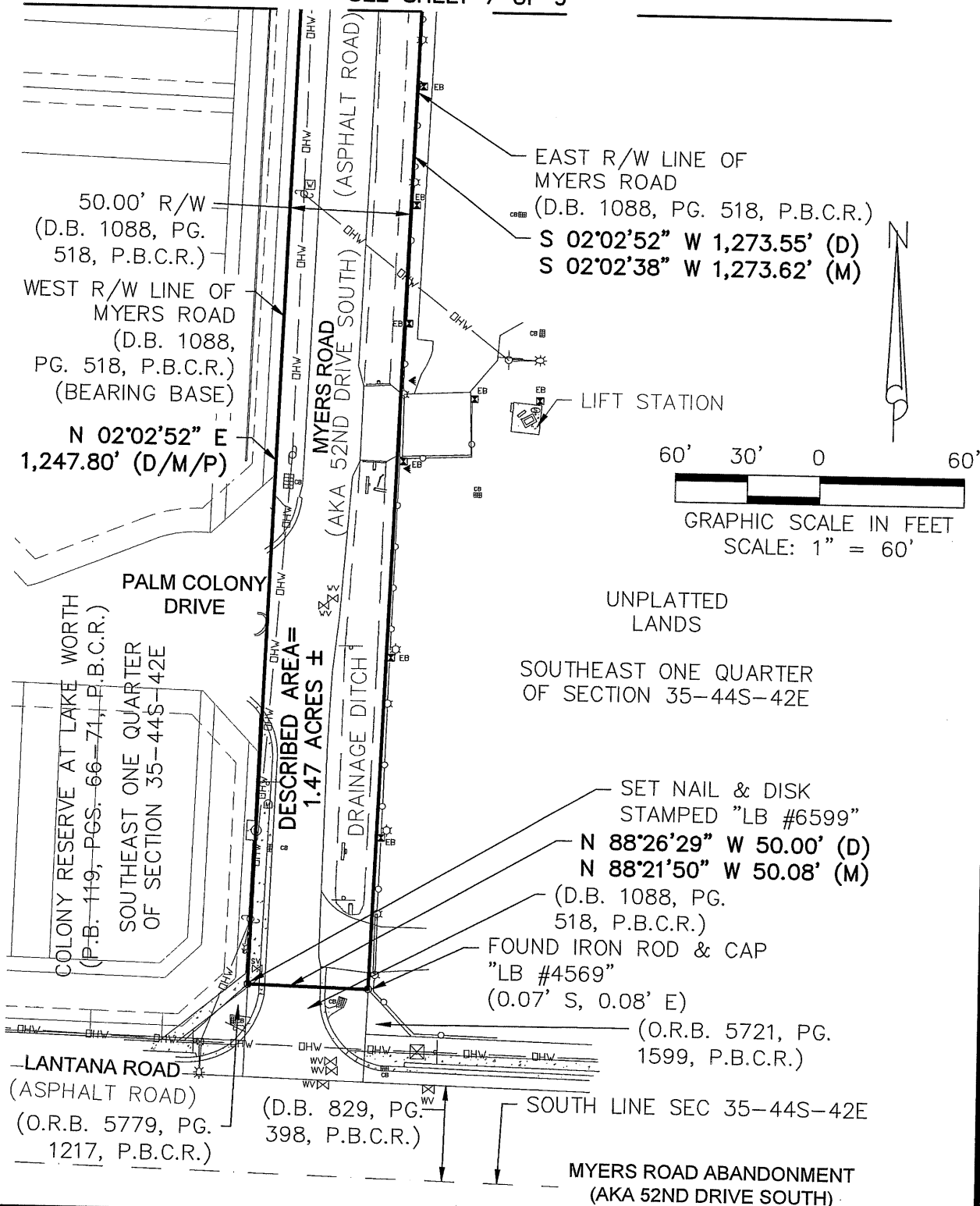
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BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=60'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 7 OF 9

EXHIBIT A

MATCHLINE
SEE SHEET 7 OF 9



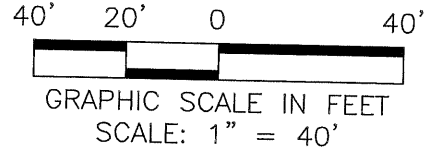
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BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=60'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 8 OF 9

EXHIBIT A

N



COLONY RESERVE AT LAKE WORTH
(P.B. 119, PGS. 66-71, P.B.C.R.)

MYERS ROAD
(AKA 52ND DRIVE SOUTH)
(D.B. 1088, PG. 518, P.B.C.R.)

UNPLATTED LANDS

LIMITS OF THIS SURVEY

O.R.B. 5779, PG. 1217,
P.B.C.R.
(TOO REMAIN)

O.R.B. 5721, PG. 1599,
P.B.C.R.
(TOO REMAIN)

O.R.B. 2474, PG. 684, P.B.C.R.
(TOO REMAIN)

D.B. 1088, PG. 518, P.B.C.R.
(TOO REMAIN)

D.B. 829, PG. 398, P.B.C.R.
(TOO REMAIN)

LANTANA ROAD

SOUTH LINE OF SECTION 35-44S-42E

INTERSECTION DETAIL

MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

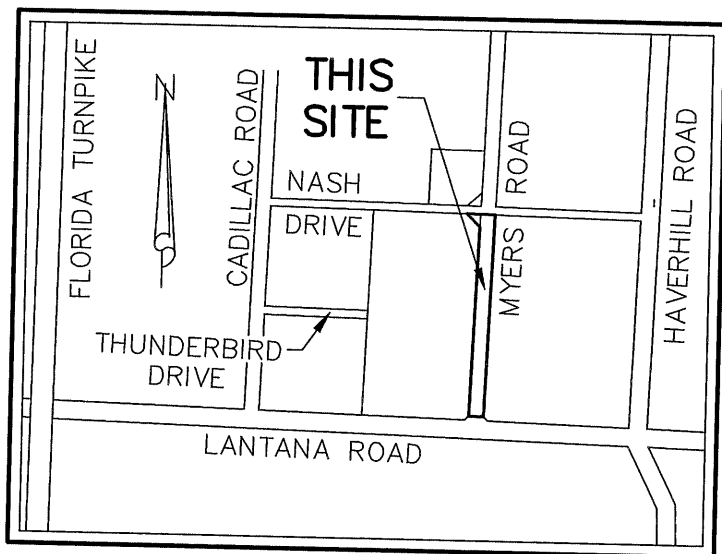
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Phone: 561 753-0650 Fax: 561 753-0290

BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=40'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 9 OF 9

EXHIBIT B

PBC Water Utilities Easement



David A Bower Digitally signed
by David A Bower
Date: 2019.07.12
09:24:23 -04'00'

DAVID A. BOWER
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS 5888

LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE WEST LINE OF MYERS ROAD AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE HAVING A BEARING OF SOUTH 02°02'52" WEST AS DEPICTED ON THE PLAT OF COLONY RESERVE AT LAKE WORTH AS RECORDED IN PLAT BOOK 119, PAGES 66 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

NO.	DATE	REVISIONS	BY
5	07/12/19	REVISE TITLE PER COMMENTS	DB
4	04/09/19	ADD TITLE AT TOP OF PAGE	DB
3	01/30/19	REVISED PLAT RECORDING DATA	DB
2	07/11/18	REVISED BOUNDARY CONFIGURATION	DB
1	07/06/15	REVISED EASEMENT CONFIGURATION	ASC

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION
For: PALM BEACH COUNTY WATER UTILITIES
DEPARTMENT EASEMENT

DRAWN: DB	SCALE: N/A	DATE: 04/02/15
CHK: RM	JOB# 08-109-3 SD	SHEET: 1 OF 3

EXHIBIT B

DESCRIPTION:

A VARIABLE WIDTH STRIP OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND BEING A PORTION OF MYERS ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TRACT "E" COLONY AT LAKE WORTH P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THRU 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "E"; THENCE SOUTH 88°50'46" EAST ALONG THE NORTH LINE OF SAID TRACT "E" AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 75.40 FEET TO A POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF MYERS ROAD AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°02'52" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,273.55 FEET; THENCE NORTH 88°26'29" WEST, A DISTANCE OF 50.00 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MYERS ROAD AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°02'52" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,247.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE NORTH 43°23'57" WEST ALONG THE WEST LINE OF SAID TRACT "E", A DISTANCE OF 35.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.47 ACRES MORE OR LESS.

NOTE: THE WEST RIGHT-OF-WAY LINE OF MYERS ROAD AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARS SOUTH 02°02'52" WEST AS DEPICTED ON THE PLAT OF COLONY AT LAKE WORTH P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THROUGH 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL BEARINGS DEPICTED HEREON ARE RELATIVE THERETO.

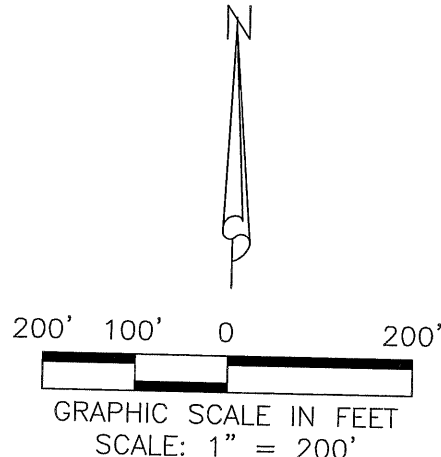
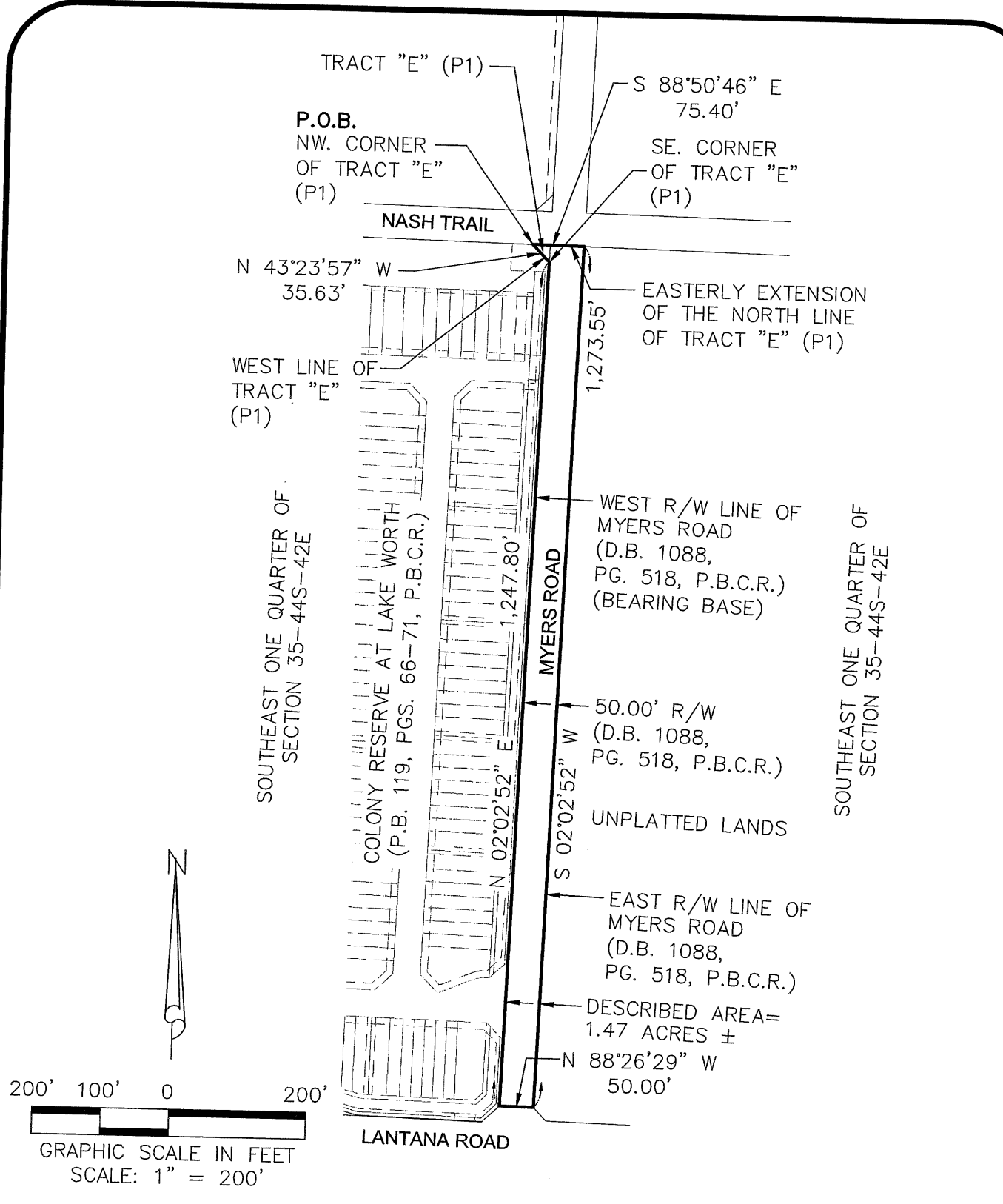
LEGEND:

- D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.B.C.R. = PALM BEACH COUNTY RECORDS
 - PGS. = PAGES
 - P.O.B. = POINT OF BEGINNING
 - R/W = RIGHT-OF-WAY
 - ± = MORE OR LESS
- (P1) = PER THE PLAT OF
COLONY AT LAKE
WORTH P.U.D.
(P.B. 113, PGS. 69-72,
P.B.C.R.)

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
 460 Business Park Way * Suite B
 Royal Palm Beach, Florida 33411
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION		
For: PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT		
DRAWN: DB	SCALE: N/A	DATE: 04/02/15
CHK: RM	JOB# 08-109-3 SD	SHEET: 2 OF 3

EXHIBIT B



Dennis J. Leavy & Associates, Inc. Land Surveyors * Mappers 460 Business Park Way * Suite B Royal Palm Beach, Florida 33411 Phone: 561 753-0650 Fax: 561 753-0290		SKETCH & DESCRIPTION For: PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT	
		DRAWN: DB	SCALE: 1"=200'
CHK: RM	JOB# 08-109-3 SD	SHEET: 3 OF 3	

RESOLUTION NO. R-2019-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, RESERVING ONE UTILITY EASEMENT FOR THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT OVER A 1,273-FOOT LONG PORTION OF THE RIGHT-OF-WAY OF MYERS ROAD, ALSO KNOWN AS 52ND DRIVE SOUTH, VARIABLE IN WIDTH, DEDICATED IN DEED BOOK 1088, PAGE 518; AND ALL OF TRACT "E", COLONY AT LAKE WORTH PUD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THROUGH 72, PUBLIC RECORDS OF PALM BEACH COUNTY (ABANDONMENT SITE) AND ABANDONING ANY PUBLIC INTEREST IN THE ABANDONMENT SITE.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 336.09 Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance No. 2002-034, known as the County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of American German Club, Incorporated, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on October 22, 2019, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in a 1,273-foot long portion of the right-of-way (ROW) of Myers Road, also known as 52nd Drive South, variable in width, dedicated in Deed Book 1088, Page 518; and all of Tract "E", Colony at Lake Worth PUD, according to the plat thereof as recorded in Plat Book 113, Pages 69 through 72 (Abandonment Site), as shown in **Exhibit A**; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on October 6, 2019; and

WHEREAS, the BCC has the authority to reserve and declare a utility easement for ingress and egress, construction, operation and maintenance of water and wastewater utilities upon, over and under all of the Abandonment Site, as shown in **Exhibit B**; and

RESOLUTION NO. R-2019-_____

WHEREAS, this petition complies with the terms and conditions of the abandonment process as set forth in the Ordinance; and

WHEREAS, the BCC held said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The BCC hereby reserves and declares a non-exclusive perpetual utility easement in, over, across, on, under and through the entire area as described in **Exhibit B**, for the purpose of permitting the Palm Beach County Water Utilities Department to construct, maintain, replace and operate its facilities within the Abandonment Site. The utility easement created, hereby, shall constitute an easement running with the land and shall encumber and burden the Abandonment Site. The utility easement shall not be extinguished by operation of law, including without limitation, the doctrines of merger or unity of title and shall inure to the benefit of the Palm Beach County Water Utilities Department for water and wastewater utilities.
3. The 1,273-foot long portion of the ROW of Myers Road, also known as 52nd Drive South, variable in width, dedicated in Deed Book 1088, Page 518; and all of Tract "E", Colony at Lake Worth PUD, according to the plat thereof as recorded in Plat Book 113, Pages 69 through 72, is hereby abandoned and closed and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the ROW, more fully described in the legal description and sketch as shown in **Exhibit A** attached hereto and made a part hereof.

RESOLUTION NO. R-2019-_____

4. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10 Florida Statutes and the Ordinance.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

Commissioner Mack Bernard, Mayor

Commissioner Dave M. Kerner, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Gregg K. Weiss

Commissioner Robert S. Weinroth

Commissioner Mary Lou Berger

Commissioner Melissa McKinlay

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2019.

**PALM BEACH COUNTY, FLORIDA BY ITS
BOARD OF COUNTY COMMISSIONERS**

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**


BY: YBH/TEL  _____
Yelizaveta B. Herman,
Assistant County Attorney

EXHIBIT A

DESCRIPTION:

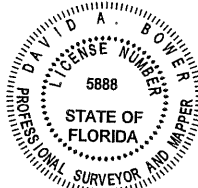
A VARIABLE WIDTH STRIP OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND BEING A PORTION OF MYERS ROAD (AKA 52ND DRIVE SOUTH) RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF TRACT "E" COLONY AT LAKE WORTH P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THRU 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "E"; THENCE SOUTH 88°50'46" EAST ALONG THE NORTH LINE OF SAID TRACT "E" AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 75.40 FEET TO A POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF MYERS ROAD (AKA 52ND DRIVE SOUTH) AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°02'52" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,273.55 FEET; THENCE NORTH 88°26'29" WEST, A DISTANCE OF 50.00 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MYERS ROAD (AKA 52ND DRIVE SOUTH) AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°02'52" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,247.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE NORTH 43°23'57" WEST ALONG THE WEST LINE OF SAID TRACT "E", A DISTANCE OF 35.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.47 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN RULE 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

David A Bower
 Digitally signed
 by David A Bower
 Date: 2019.07.09
 13:53:28 -04'00'



**MYERS ROAD ABANDONMENT
 (AKA 52ND DRIVE SOUTH)**

DAVID A. BOWER
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA
 CERTIFICATE NO. LS 5888

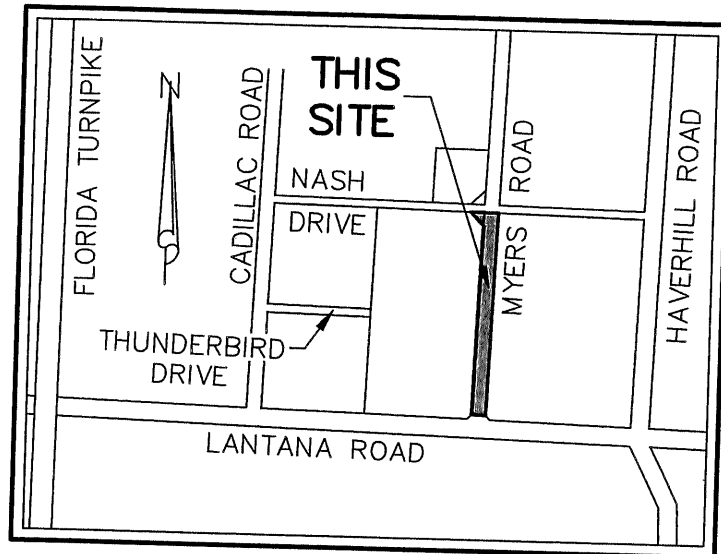
2	07/01/19	ADDRESS P.B.C. COMMENTS	DB
1	05/20/19	ADDRESS P.B.C. COMMENTS	MT
NO.	DATE	REVISIONS	BY

Dennis J. Leavy & Associates, Inc.
 Land Surveyors * Mappers
 460 Business Park Way * Suite B
 Royal Palm Beach, Florida 33411
 Phone: 561 753-0650 Fax: 561 753-0290

**BOUNDARY SURVEY
 For: THE AMERICAN GERMAN CLUB**

DRAWN: MT	SCALE: N/A	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 1 OF 9

EXHIBIT A



LOCATION MAP
NOT TO SCALE

LEGEND:

- | | | | |
|----------|---|--|-------------------------------|
| BFP | = BACK FLOW PREVENTER | | = BOLLARD |
| CMP | = CORRUGATED METAL PIPE | | = CATCH BASIN |
| CONC | = CONCRETE | | = CONC POWER POLE |
| D | = AS DESCRIBED | | = CATCH POWER POLE WITH LIGHT |
| D.B. | = DEED BOOK | | = ELECTRIC BOX/METER |
| EP | = EDGE OF PAVEMENT | | = FOUND/SET CORNER |
| HDPE | = HIGH DENSITY POLYETHYLENE | | = GROUND LIGHT |
| LB | = LICENSED BUSINESS | | = HYDRANT |
| LSA | = LANDSCAPED AREA | | = MAILBOX |
| M | = MEASURED | | = METAL LIGHT POLE |
| OHW | = OVERHEAD WIRE | | = MORE OR LESS |
| P.B. | = PLAT BOOK | | = POWER POLE ANCHOR |
| P.B.C.R. | = PALM BEACH COUNTY RECORDS | | = SANITARY MANHOLE |
| P.O.B. | = POINT OF BEGINNING | | = SANITARY VALVE |
| PGS. | = PAGES | | = SIGN |
| PVC | = POLYVINYL CHLORIDE | | = WATER METER |
| R/W | = RIGHT-OF-WAY | | = WATER VALVE |
| RPZ | = REDUCED PRESSURE ZONE DEVICE | | = WOOD POWER POLE |
| (P) | = PER THE PLAT OF COLONY RESERVE AT LAKE WORTH (P.B. 119, PGS. 66-71, P.B.C.R.) | | = WOOD POWER POLE WITH LIGHT |

MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: N/A	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 2 OF 9

EXHIBIT A

SURVEYOR'S NOTES:

1. THIS SURVEY HAS BEEN PREPARED IN THE OFFICE OF DENNIS J. LEAVY & ASSOCIATES, INC. LOCATED AT: 460 BUSINESS PARK WAY, SUITE B, ROYAL PALM BEACH, FLORIDA WHOSE CERTIFICATE OF AUTHORIZATION NUMBER IS LB 6599 AND CERTIFYING SURVEYOR'S (DAVID A. BOWER) LICENSE NUMBER IS LS 5888.
2. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE WEST LINE OF MYERS ROAD (AKA 52ND DRIVE SOUTH) AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE HAVING A GRID BEARING OF SOUTH 02°02'52" WEST AS DEPICTED ON THE PLAT OF COLONY RESERVE AT LAKE WORTH AS RECORDED IN PLAT BOOK 119, PAGES 66 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEARINGS DEPICTED HEREON ARE GRID AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR – EAST ZONE.
3. THIS SURVEY LIES IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
4. THE DESCRIPTION SHOWN HEREON HAS BEEN AUTHORED IN THE OFFICES OF DENNIS J. LEAVY & ASSOCIATES, INC.
5. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE WRITTEN CONSENT OF DENNIS J. LEAVY & ASSOCIATES, INC.
6. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
7. UNDERGROUND APPARENT USE AND/OR IMPROVEMENTS, IF ANY, HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
8. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
9. DATE OF FIELD SURVEY: FEBRUARY 23, 2019, AS RECORDED IN FIELD BOOK 460, PAGES 64 AND 65.
10. THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES OR HAZARDOUS WASTE CONCERNS, SHOULD ANY OF THE FOREGOING EXIST.
11. ALL OF THOSE CERTAIN SURVEY RELATED ITEMS AS MENTIONED IN THE OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY GRANT W. KEHRES, P.A., DATED: JANUARY 31, 2019 HAVE BEEN SHOWN HEREON EITHER GRAPHICALLY OR BY NOTE. PER SAID OWNERSHIP AND ENCUMBRANCE REPORT "THE PROPERTY IS OWNED BY PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND THAT IT IS UNENCUMBERED."
12. BASED UPON REVIEWING THE OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY GRANT W. KEHRES, P.A., DATED: JANUARY 31, 2019 NO UNDERLYING EASEMENTS EXIST WITHIN THE RIGHT-OF-WAY TO BE ABANDONED.

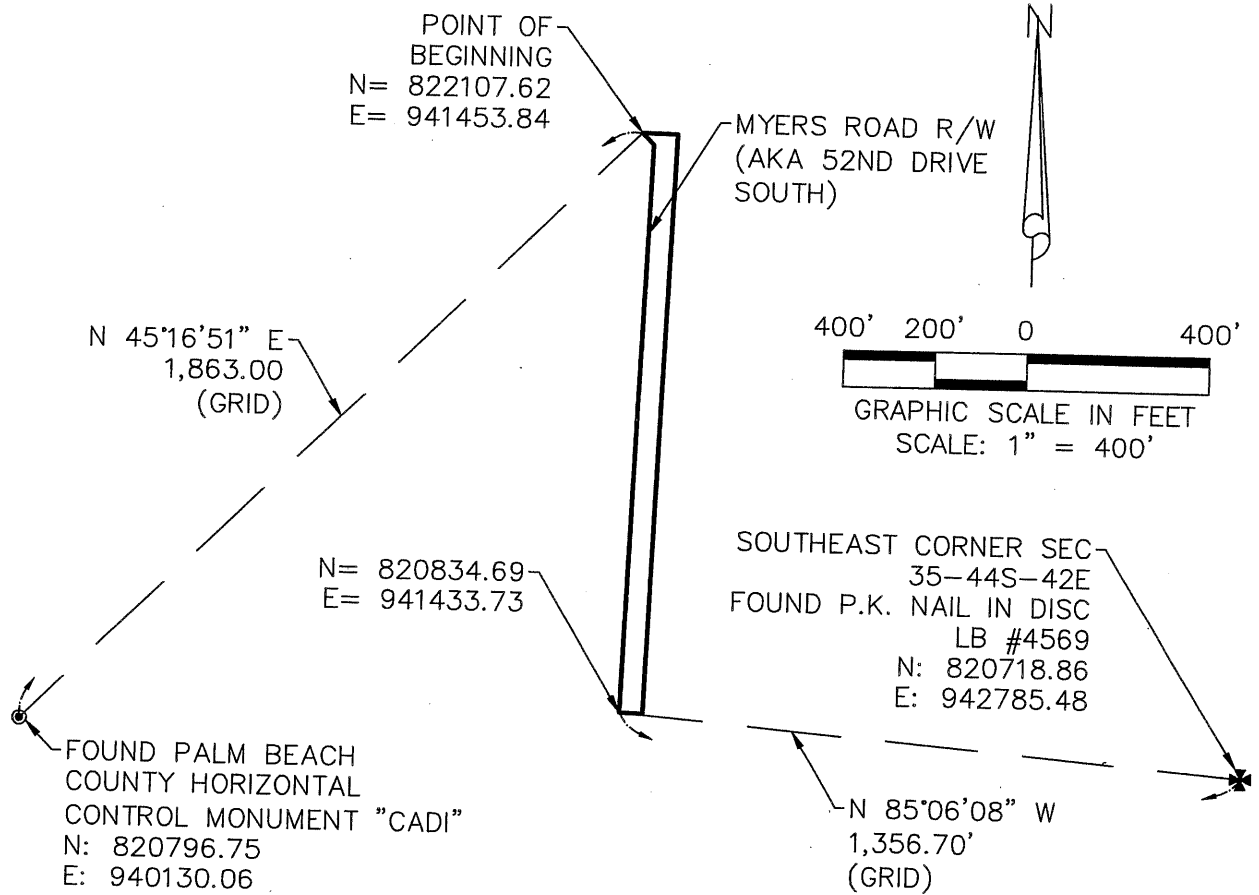
**MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)**

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

**BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB**

DRAWN: MT	SCALE: N/A	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 3 OF 9

SURVEY CONTROL SHEET



COORDINATE TRANSLATION DATA

- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.0000344

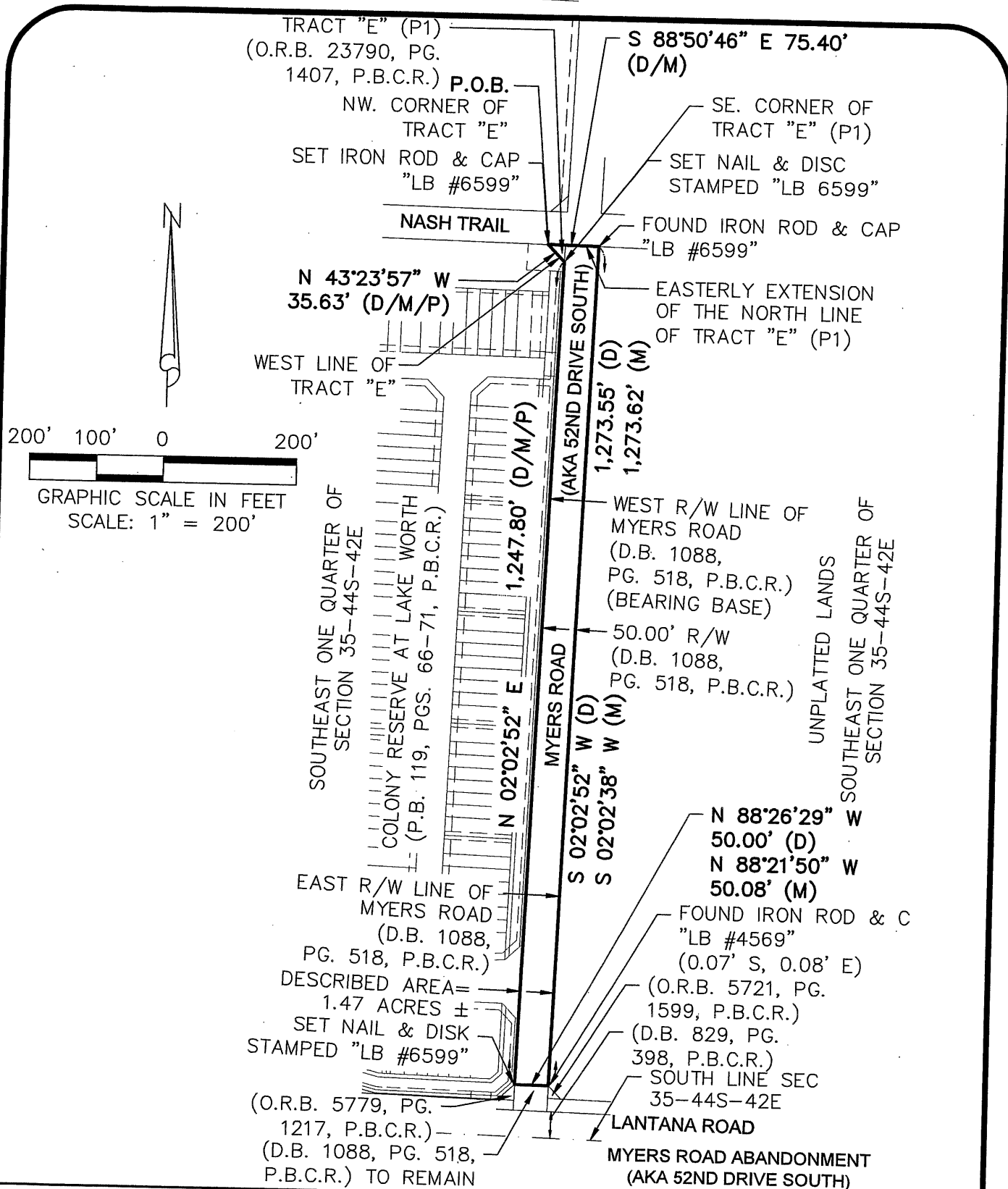
MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

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BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=300'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 4 OF 9

EXHIBIT A

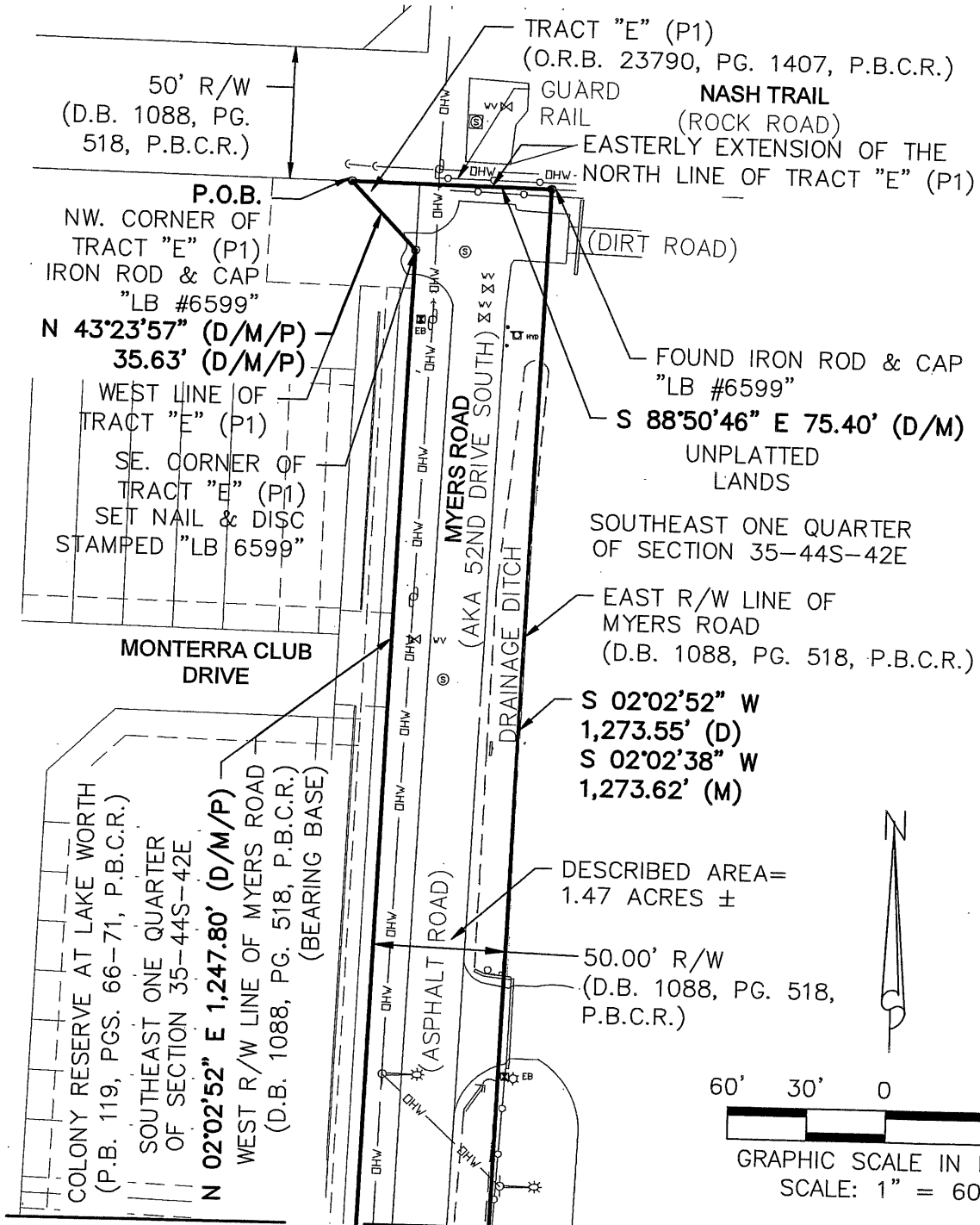


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BOUNDARY SURVEY
 For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=200'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 5 OF 9

EXHIBIT A



MATCHLINE
SEE SHEET 7 OF 9

MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

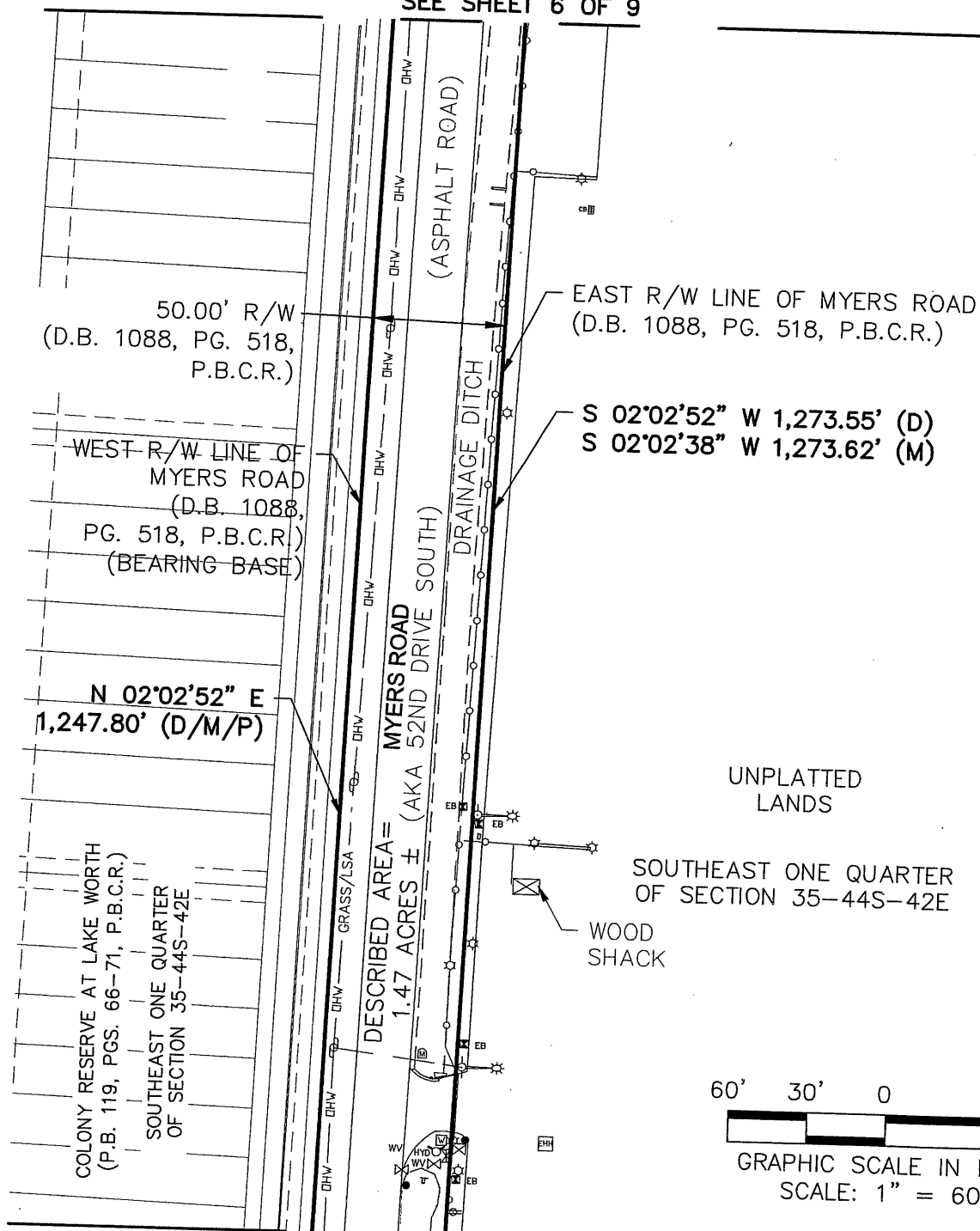
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460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=60'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 6 OF 9

EXHIBIT A

MATCHLINE
SEE SHEET 6 OF 9



MATCHLINE
SEE SHEET 8 OF 9

MYERS ROAD ABANDONMENT
(AKA 52ND DRIVE SOUTH)

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers

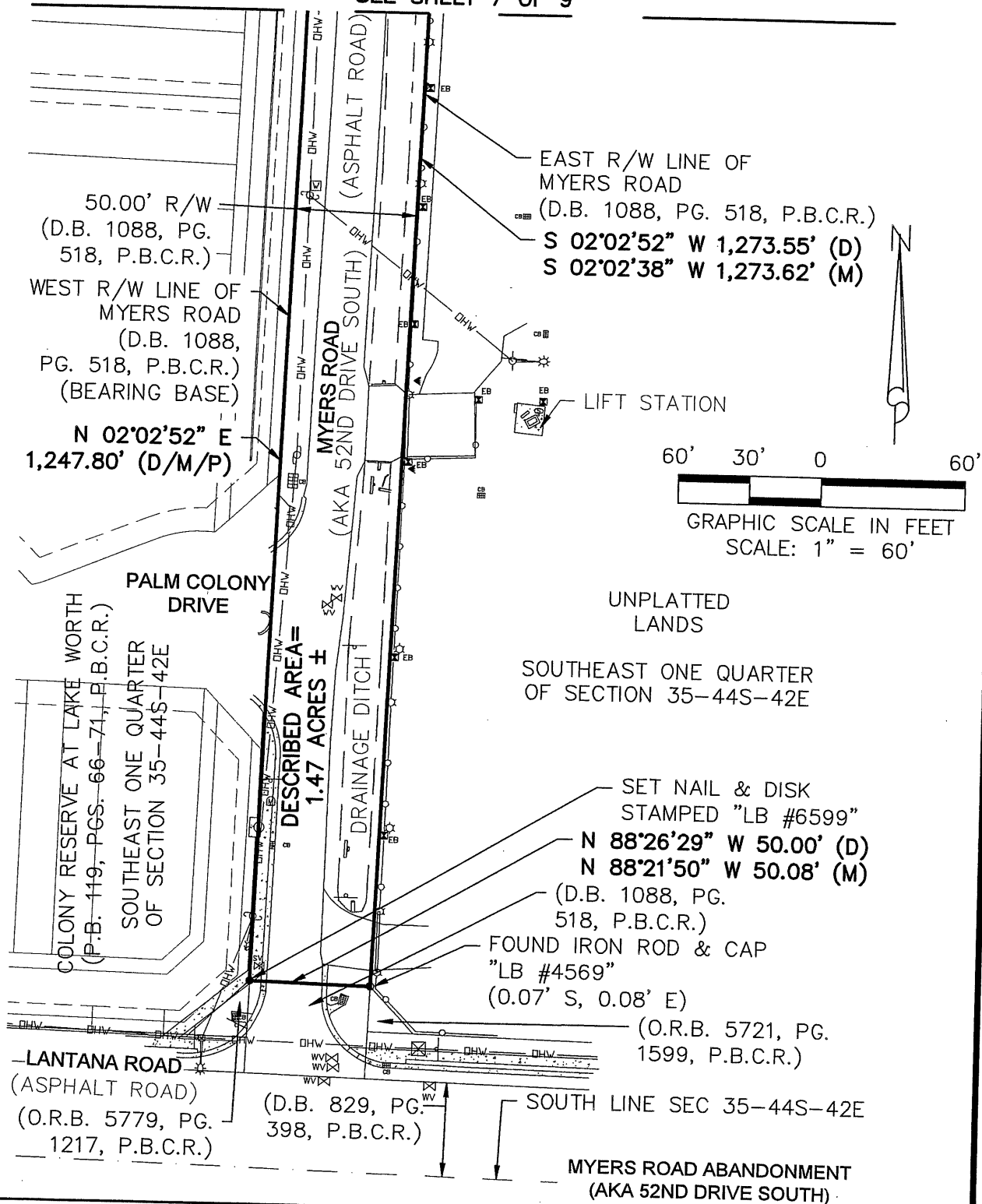
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BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=60'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 7 OF 9

EXHIBIT A

MATCHLINE
SEE SHEET 7 OF 9

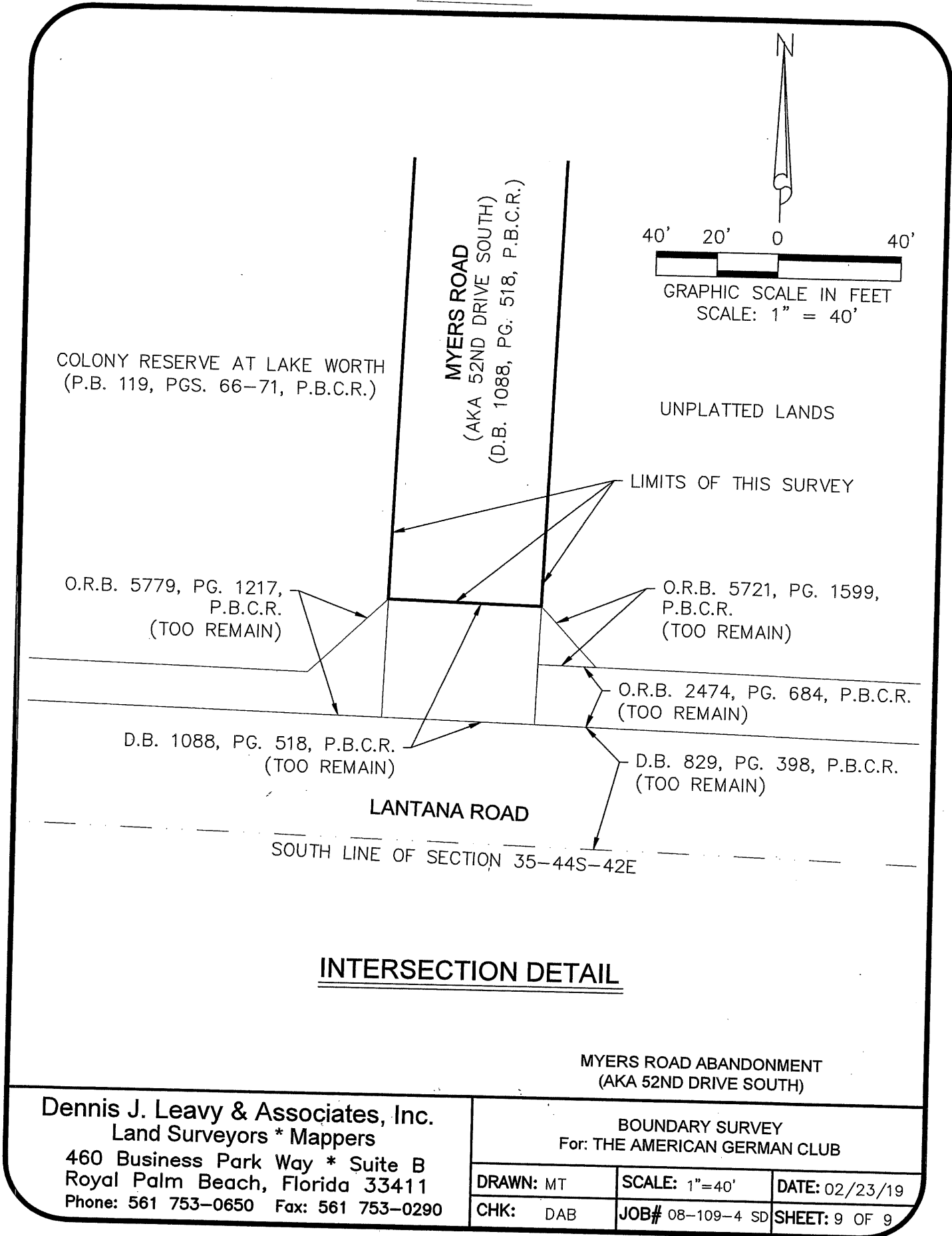


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BOUNDARY SURVEY
For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=60'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 8 OF 9

EXHIBIT A



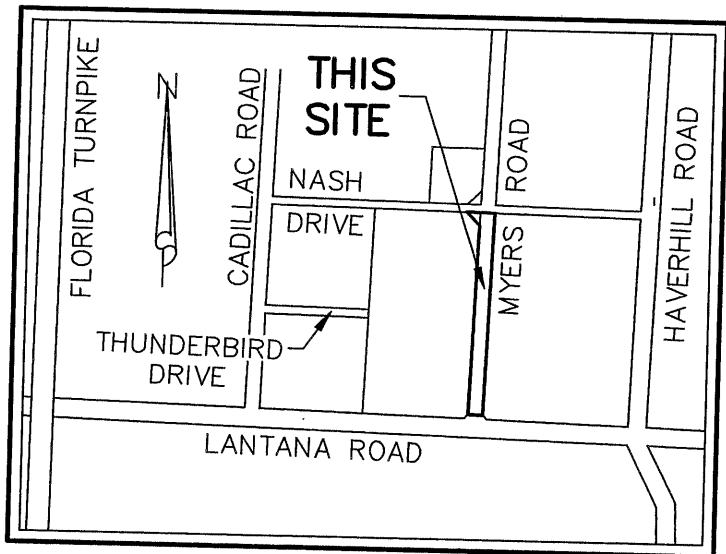
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BOUNDARY SURVEY
 For: THE AMERICAN GERMAN CLUB

DRAWN: MT	SCALE: 1"=40'	DATE: 02/23/19
CHK: DAB	JOB# 08-109-4 SD	SHEET: 9 OF 9

EXHIBIT B

PBC Water Utilities Easement



David A Bower Digitally signed
by David A Bower
Date: 2019.07.12
09:24:23 -04'00'

DAVID A. BOWER
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS 5888

LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE WEST LINE OF MYERS ROAD AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE HAVING A BEARING OF SOUTH 02°02'52" WEST AS DEPICTED ON THE PLAT OF COLONY RESERVE AT LAKE WORTH AS RECORDED IN PLAT BOOK 119, PAGES 66 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

5	07/12/19	REVISE TITLE PER COMMENTS	DB
4	04/09/19	ADD TITLE AT TOP OF PAGE	DB
3	01/30/19	REVISED PLAT RECORDING DATA	DB
2	07/11/18	REVISED BOUNDARY CONFIGURATION	DB
1	07/06/15	REVISED EASEMENT CONFIGURATION	ASC
NO.	DATE	REVISIONS	BY

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION
For: PALM BEACH COUNTY WATER UTILITIES
DEPARTMENT EASEMENT

DRAWN: DB	SCALE: N/A	DATE: 04/02/15
CHK: RM	JOB# 08-109-3 SD	SHEET: 1 OF 3

EXHIBIT B

DESCRIPTION:

A VARIABLE WIDTH STRIP OF LAND LYING WITHIN THE SOUTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND BEING A PORTION OF MYERS ROAD RIGHT-OF-WAY AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TRACT "E" COLONY AT LAKE WORTH P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THRU 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "E"; THENCE SOUTH 88°50'46" EAST ALONG THE NORTH LINE OF SAID TRACT "E" AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 75.40 FEET TO A POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF MYERS ROAD AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 02°02'52" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,273.55 FEET; THENCE NORTH 88°26'29" WEST, A DISTANCE OF 50.00 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF MYERS ROAD AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°02'52" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,247.80 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE NORTH 43°23'57" WEST ALONG THE WEST LINE OF SAID TRACT "E", A DISTANCE OF 35.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.47 ACRES MORE OR LESS.

NOTE: THE WEST RIGHT-OF-WAY LINE OF MYERS ROAD AS RECORDED IN DEED BOOK 1088, PAGE 518 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEARS SOUTH 02°02'52" WEST AS DEPICTED ON THE PLAT OF COLONY AT LAKE WORTH P.U.D. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 113, PAGES 69 THROUGH 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL BEARINGS DEPICTED HEREON ARE RELATIVE THERETO.

LEGEND:

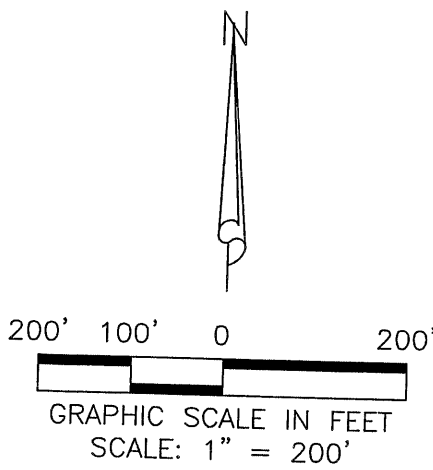
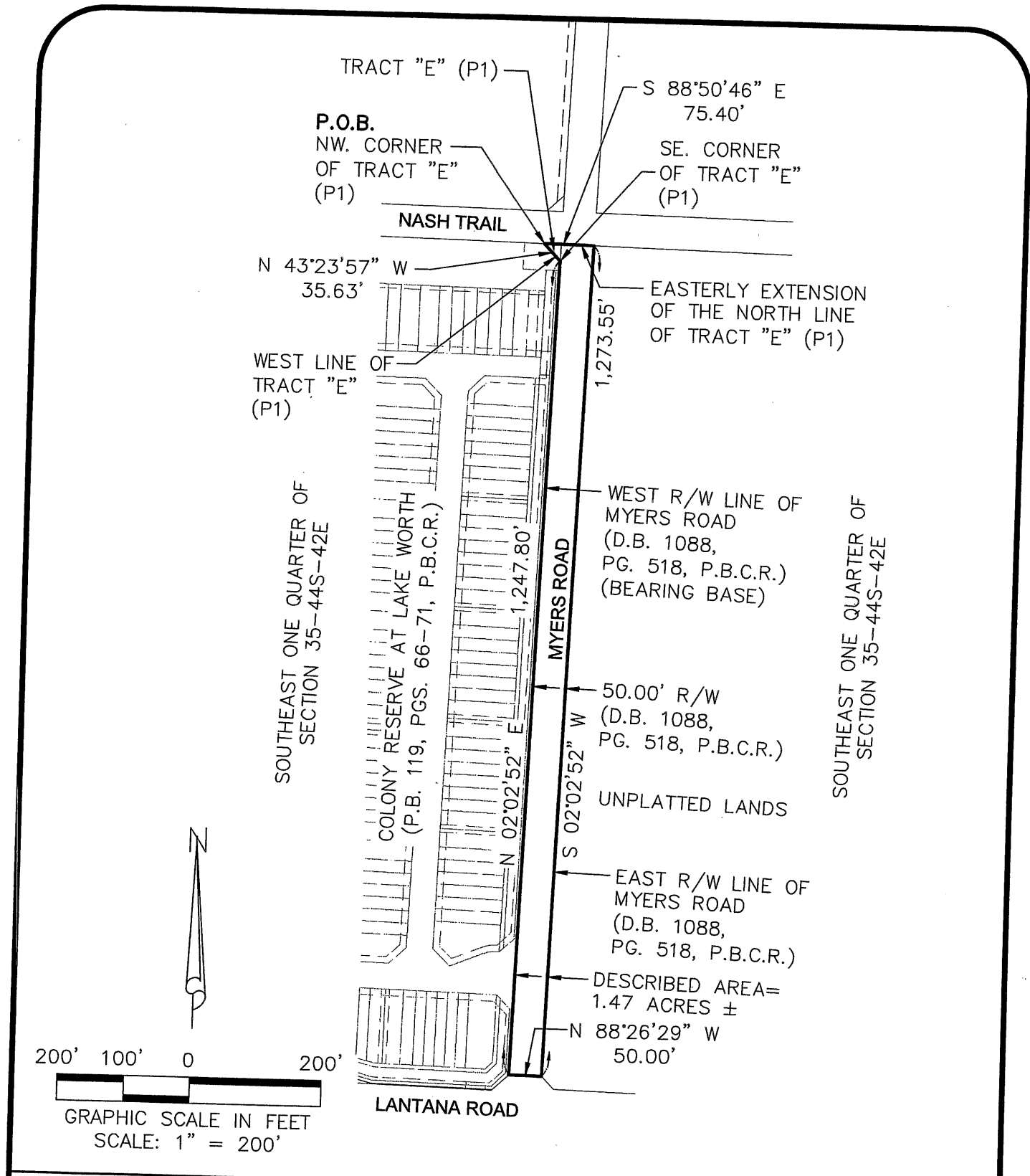
- | | | |
|----------|-----------------------------|------------------------|
| D.B. | = DEED BOOK | (P1) = PER THE PLAT OF |
| P.B. | = PLAT BOOK | COLONY AT LAKE |
| P.B.C.R. | = PALM BEACH COUNTY RECORDS | WORTH P.U.D. |
| PGS. | = PAGES | (P.B. 113, PGS. 69-72, |
| P.O.B. | = POINT OF BEGINNING | P.B.C.R.) |
| R/W | = RIGHT-OF-WAY | |
| ± | = MORE OR LESS | |

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION
For: PALM BEACH COUNTY WATER UTILITIES
DEPARTMENT EASEMENT

DRAWN: DB	SCALE: N/A	DATE: 04/02/15
CHK: RM	JOB# 08-109-3 SD	SHEET: 2 OF 3

EXHIBIT B



Dennis J. Leavy & Associates, Inc. Land Surveyors * Mappers 460 Business Park Way * Suite B Royal Palm Beach, Florida 33411 Phone: 561 753-0650 Fax: 561 753-0290			SKETCH & DESCRIPTION For: PALM BEACH COUNTY WATER UTILITIES DEPARTMENT EASEMENT		
			DRAWN: DB	SCALE: 1"=200'	DATE: 04/02/15
CHK: RM	JOB# 08-109-3 SD	SHEET: 3 OF 3			